Agenda – Council – July 19, 2018

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

Item No. 9 Declaration of Surplus Land – City-owned Property identified as Lots 3, 5 and 7, Plan 7040, north of Hurst Way (River Heights - Fort Garry Ward)

STANDING COMMITTEE RECOMMENDATION:

On July 11, 2018, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the following to Council:

1. That the City-owned property identified as Lots 3, 5 and 7, Plan 7040 on Misc. Plan No. 12845/3 be declared surplus to the needs of the City.

2. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 25, 2018

DECISION MAKING HISTORY:

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On July 11, 2018, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 25, 2018, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the Winnipeg Public Service and submitted the matter to the Executive Policy Committee and Council.

ADMINISTRATIVE REPORT

Title: Declaration of Surplus Land - City-owned Property identified as Lots 3, 5 and 7, Plan 7040, north of Hurst Way

Critical Path: Standing Policy Committee on Property and Development, Heritage and Downtown Development - Executive Policy Committee - Council

AUTHORIZATION

Author	Department Head	CFO	CAO
M. Pittet	J. Kiernan	N/A	D. McNeil

EXECUTIVE SUMMARY

The Public Service recommends that the Subject City Property identified on Misc. Plan No. 12845/3, attached as Schedule A, be declared surplus to the needs of the City. It is the intention of the Public Service to sell the Subject City Property to the adjoining owner for consolidation with their current holdings.

RECOMMENDATIONS

1. That the City-owned property identified as Lots 3, 5 and 7, Plan 7040 on Misc. Plan No. 12845/3 be declared surplus to the needs of the City.

2. That the proper officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

REASON FOR THE REPORT

The Policy for the Sale, Acquisition, Rental, Leasing and Management of Properties, adopted by Council on July 19, 1979 requires Council approval to declare land surplus to the City's requirements.

IMPLICATIONS OF THE RECOMMENDATIONS

There are no regulatory, human resources or other implications associated with the report.

The City's standard terms and conditions of sale will include provisions to protect the City's interests in the event that environmental contamination is discovered.

There are no direct financial implications associated with this recommendation.

If the Subject City Property is declared surplus by Council, the Public Service will offer the land to the adjoining owner in accordance with the “Policy – Offers to Purchase City-Owned Property”. The Public Service may act on unsolicited offers for City-owned property from an adjacent existing owner when the property in question is not developable on its own.

HISTORY/DISCUSSION

The Subject City Property has been owned by the City of Winnipeg since the 1950’s and previously formed part of a rail spur track that was operated by CN Rail. The spur track was removed approximately 15 years ago and the Subject City Property has been vacant since that time. The Subject City Property is zoned “M2” and currently falls under the jurisdiction of the Department of Planning, Property and Development.

On February 21, 2018, the Real Estate and Land Development Division contacted the owner of the adjacent property to advise him that the Subject City Property was located within his proposed subdivision (Fulton Grove DASZ). The property owner expressed interest in acquiring the Subject City Property.

In accordance with Council Policy, the Public Service is able to sell the land directly to the adjacent owner since the Subject City Property is not developable on its own. Prior to being offered for sale, Council must declare the Subject City Property surplus to the needs of the City.

A circulation of the Subject City Property was completed and no civic need was identified.

The Public Service intends to sell the Subject City Property to the adjacent owner for consolidation with their current holdings through the Fulton Grove DASZ.

The Ward Councillor was consulted and concurs with the intentions of this report.

FINANCIAL IMPACT

Financial Impact Statement Date: May 30, 2018

Project Name:

Declare City-owned Property identified as Lots 3, 5 and 7, Plan 7040 as Being Surplus to the Needs of the City

COMMENTS:

There are no direct financial implications associated with the recommendations contained in this report.

"Original Signed By"
Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:

Legal Services (as to legal issues)
Ward Councillor

OURWINNIPEG POLICY ALIGNMENT

The Parker neighbourhood is designated as a Major Redevelopment Site under the Complete Communities Direction Strategy. Policies which are relevant to this application are as follows:

1. Support rapid transit and high-frequency transit service by encouraging higher density residential and higher intensity commercial and mixed uses within the centre of the development. These will be focused on major transit stops.

2. Create strong, multi-modal and active transportation linkages from each major redevelopment site to the downtown, other major redevelopment sites, centres, corridors, parks, major attractions and employment areas.

3. Promote development in accordance with Transit Oriented Development principles.

4. Facilitate the redevelopment of major redevelopment sites by prioritizing infrastructure renewal.

5. Major redevelopment sites will provide for complete communities with significant levels of mixed use, high density development, with strong urban design and attractive parks, places and open spaces.

The subject sale does not contravene OurWinnipeg or the Complete Communities Direction Strategy and generally aligns with the overall vision and key directions, as the sale of this land will facilitate the planned future development of this site.

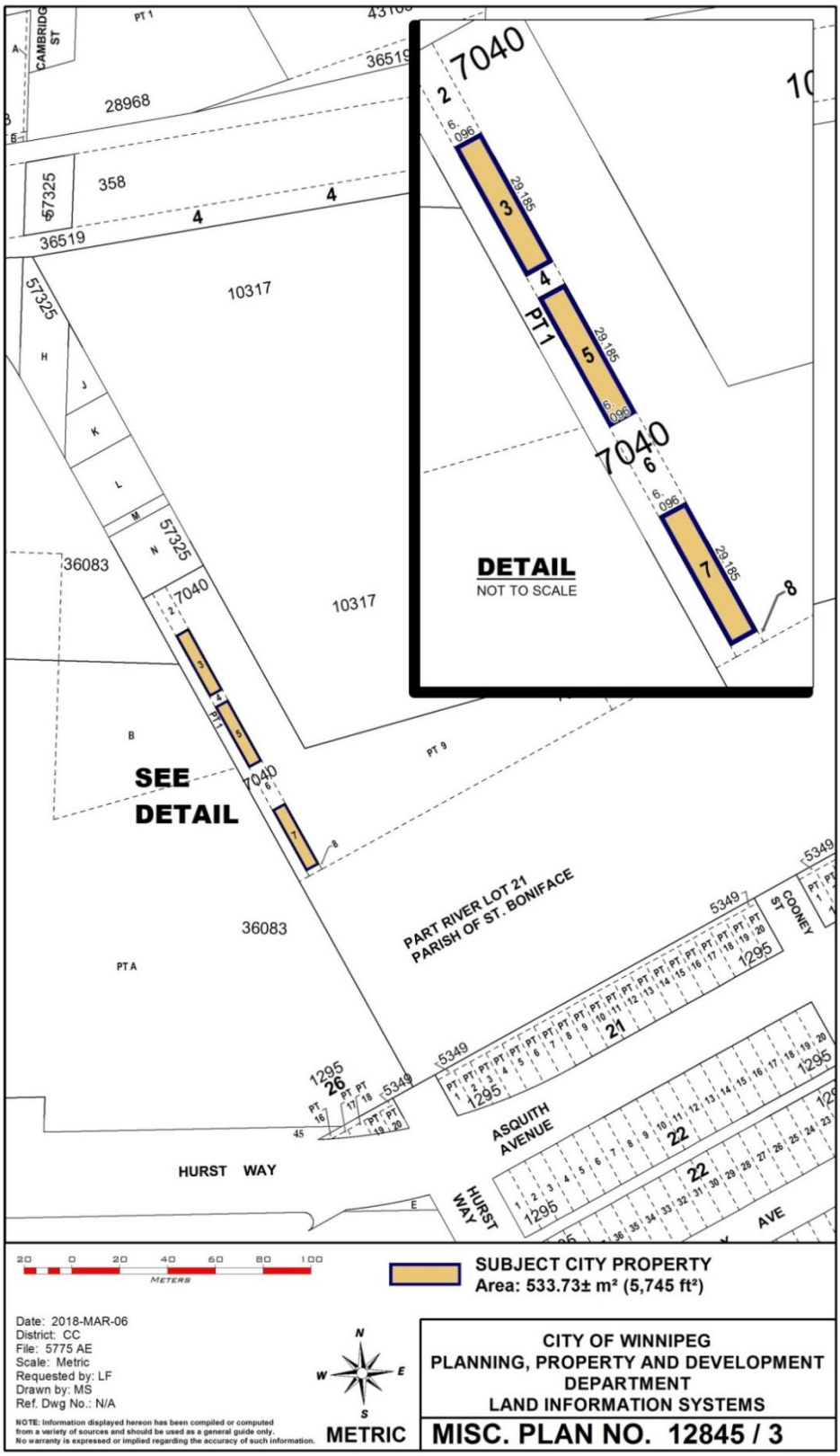
SUBMITTED BY

Department: Planning, Property and Development Department
Division: Real Estate
Prepared by: Leah Furedi, Senior Negotiator
Date: June 4, 2018
File No: 5775/A-E (V7)

Attachments:

Schedule A – Misc. Plan No. 12845/3

Schedule A


DETAIL
NOT TO SCALE
SEE DETAIL
PART RIVER LOT 21
PARISH OF ST. BONIFACE
HURST WAY
ASQUITH AVENUE
COONEY ST
CAMBRIDGE ST
SUBJECT CITY PROPERTY
Area: 533.73± m² (5,745 ft²)
METERS
Date: 2018-MAR-06
District: CC
File: 5775 AE
Scale: Metric
Requested by: LF
Drawn by: MS
Ref. Dwg No.: N/A
NOTE: Information displayed hereon has been compiled or computed from a variety of sources and should be used as a general guide only. No warranty is expressed or implied regarding the accuracy of such information.
METRIC
CITY OF WINNIPEG
PLANNING, PROPERTY AND DEVELOPMENT DEPARTMENT
LAND INFORMATION SYSTEMS
MISC. PLAN NO. 12845 / 3